

SUMMARY

B.H.Q.A. MEETING OF APRIL 12, 2006

MEMBERS PRESENT: Ben Mitchell, Susie Hamilton, Kristopher Floyd, Sandi Cole, Elizabeth Gallman,

MEMBERS ABSENT: Brent Thompson, Nikki Montembeault

STAFF PRESENT: Lisa Abbott, Barry Collins, Rhonda Helms, John Hewitt, Carol Jack, Kevin Bowlen,
Jo Stong, Robert Hoole

OTHERS PRESENT: Doran May, Suzanne O'Connell, Steve Bodi, Terry Morgan, Jan & Mike Fierst

Chairman, Mitchell called the meeting to order on 04/12/06 at 4:00 p.m.

The Summary for March 8, 2006 meeting was submitted for approval. Cole made a motion to approve the minutes; Floyd seconded. 5-0

OLD BUSINESS

405 ½ S. Walnut, Doran May, 06-V-017 Owner was present to request an extension of time to complete repairs.

Mitchell made a motion to grant an extension of time until 08-15-06; Floyd seconded. 5-0

710 E. 2nd St., Vencel Properties, 06-V-038 Agent was present to request a special exception to removing the electrical panel from the bathroom.

Staff reported that the owner has agreed to remove the electrical panel from the bathroom, and requests an extension of time until 09-01-06 to complete the work.

Floyd made a motion to deny the request to removing the electrical panel from the bathroom, and grant an extension of time until 09-01-06; Gallman and Hamilton seconded. 5-0

200 S. Yancy Lane, Dorothy Dowdy, 06-AA-041 Owner was not present to request relief from the rental inspection process.

Gallman made a motion to table the petition until the May meeting; Hamilton seconded. 5-0

NEW PETITIONS

428 N. Jefferson, Richard Blackketter, 06-TV-042 Owner was not present to request an extension of time to complete repairs. WITHDRAWN

430 N. Jefferson, Richard Blackketter, 06-TV-043 Owner was not present to request an extension of time to complete repairs. WITHDRAWN

1500 ½ S. Walnut, Mark Stoops, 06-TV-044 Owner was not present to request an extension of time to complete repairs.

Floyd made a motion to grant an extension of time until 04-26-06 for all life/safety violations, and 08-12-06 for all other violations; Cole seconded. 5-0

601 W. Kirkwood #2, Jenny Bowles, 06-V-045 Owner, Terry Morgan, was present to request a special exception to the minimum egress requirements.

Staff reported that the bedroom windows in Unit #2 open to a height of 14 inches. Staff recommended that the Board deny the egress variance and a code compliant window be installed by 06-12-06.

Hamilton made a motion to deny the variance according to the staff recommendation; Floyd seconded. 5-0

134 N. Roosevelt, Hallmark Rentals, 06-V-046 Owner was not present to request a special exception to the minimum egress requirements.

Staff reported that the bedroom windows open to a height of 18 inches. Staff recommended that the Board grant an egress variance with the following conditions: Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements. Staff recommended a 06-12-06 compliance deadline.

Floyd made a motion to grant the variance according to the staff recommendation and conditions; Hamilton and Cole seconded. 5-0

1204 W. Cottage Grove, Giraffe Enterprises, 06-TV-047 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time to complete repairs until 06-12-06, or before the unit is re-occupied.

Cole made a motion to grant the extension of time according to the staff recommendation; Floyd seconded. 5-0

726 W. 6th St. #3, William Gosser, 06-TV-048 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time to complete repairs until 06-08-06.

Mitchell made a motion to grant the extension of time according to the staff recommendation; Gallman seconded. 5-0

1406 E. Atwater, Terry Elkins, 06-TV-049 Owner was not present to request an extension of time to complete repairs.
WITHDRAWN

405 ½ S. Walnut #8, Janis Starcs, 06-TV-050 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time to complete repairs until 05-12-06.

Mitchell made a motion to grant the extension of time according to the staff recommendation; Floyd seconded. 5-0

3651 E. Longview, Richard Summers, 06-V-051 Owner was not present to request a special exception to the minimum egress requirements.

Staff reported that the windows in the southeast, southwest, and northwest bedrooms of the upper level did not meet the minimum egress requirements. Hard-wired interconnected smoke detection has already been installed as per a previous

egress variance in 2004. Staff recommended that the Board grant an egress variance with the following conditions: That the hard-wired interconnected smoke detection be maintained in accordance with the following: Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Cole made a motion to grant the variance according to the staff recommendation and conditions; Hamilton seconded. 5-0

900-902 W. Cascade, Tempo Properties, 06-V-052 Owner was not present to request a special exception to the minimum egress requirements.

Staff recommended that the Board deny the request, and one code compliant window be installed in each bedroom by 06-12-06.

Floyd made a motion to deny the variance according to the staff recommendation; Gallman seconded. 5-0

418 S. Grant #1,2,7 & 8, Stacy Cragen, 06-V-053 Owner was not present to request a special exception to the minimum egress requirements.

Staff reported that the window sill height in the front and rear bedrooms of units #1,#2,#7, and #8 exceeded the maximum window sill height for egress. Staff recommended that the Board grant the egress variance with the following conditions: Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements. Staff recommended a compliance deadline of 07-12-06.

Mitchell made a motion to grant the variance according to the staff recommendation and conditions; Floyd amended the motion to require egress aids. Cole and Hamilton seconded. 5-0

612 W. Howe, Kristina Seastrom, 06-V-054 Owner was not present to request a special exception to the minimum egress requirements.

Staff reported that the windows in the northwest and northeast bedrooms did not meet the egress requirements for sleeping rooms. Staff recommended that the Board grant the variance with the condition that single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening

door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements. Staff recommended a compliance deadline of 06-12-06.

Floyd made a motion to grant the variance for the northeast room according to the staff recommendation and conditions, and deny the variance for the northwest room and a code compliant window be installed by 06-12-06; Cole seconded. 5-0

330 N. Roosevelt, Elliot Lewis, 06-TV-055 Owner was not present to request an extension of time to complete repairs. WITHDRAWN

621 N. Indiana, Jeff Brawley, 06-TV-056 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time until 07-15-06 to complete repairs.

Floyd made a motion to grant the extension of time until 07-15-06; Gallman seconded. 5-0

812 S. Stull, Michael Fierst, 06-TV-057 Owner was present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time until 08-31-06 to complete repairs.

Gallman made a motion to grant the extension of time until 08-31-06; Floyd seconded. 5-0

3100-3241 E. Covenanter and 942-990 Clarizz Blvd., Covenanter Gardens Home Owners Assoc., 06-V-058 Agent was present to request a special exception to the minimum egress requirements in all 82 units.

Staff reported that the bedroom windows do not meet the egress requirements, and did not meet the building code requirements in place at the time of construction. These units have been granted a variance by the building code requirements by the State of Indiana. Staff recommended that the Board grant the egress variance with the condition that the current smoke detection is maintained, and the current openable area of egress not be reduced in any dimension. Staff recommended that the rental permits not be limited to a 3-year permit.

Gallman made a motion to grant the egress variance according to the staff recommendation and conditions; Cole seconded. 5-0

GENERAL DISCUSSION:

Abbott stated that the Board needed election of officers. Hamilton and Floyd made a motion to keep the same Chairperson and Vice Chairperson. Hamilton made a motion to elect Kris Floyd as Secretary. Cole seconded. 5-0

ADJOURNMENT: Meeting adjourned at 5:12 p.m.